



Waltham Gate, Waltham Cross EN8 0XN

welcome to

Waltham Gate, Waltham Cross

William H Brown are pleased to bring to the market this charming, chain free detached (linked only by a garage) three bedroom family home situated in a popular residential location. An early viewing is a must!

Accommodation Comprises Of:

Entrance Hall

Stairs to first floor, radiator.

Cloakroom

Double glazed window to front aspect, wash hand basin, tiled floor, tiled walls, wc, radiator.

Lounge

17' 5" max x 10' 6" max (5.31m max x 3.20m max)

Double glazed bay window to front aspect, radiator, fireplace, laminate floor.

Dining Room

10' 10" x 8' 6" (3.30m x 2.59m)

patio doors, radiator, laminate floor.

Kitchen

10' 10" x 8' 6" (3.30m x 2.59m)

Double glazed window to rear aspect, double glazed door to rear aspect, a range of wall and base units with complimenting worktops, radiator, integrated oven, induction hob, extractor fan, plumbing for washing machine, integrated dishwasher, integrated fridge freezer, part tiled walls, tiled floor.

Landing

Storage cupboard, radiator.

Bedroom 1

13' 8" max x 9' 7" max (4.17m max x 2.92m max)

Double glazed bay window to front aspect, radiator, fitted wardrobe, fitted carpet.

En-Suite

Radiator, shower cubicle, tiled walls, laminate floor, wc, wash hand basin.

Bedroom 2

10' 7" x 9' 8" (3.23m x 2.95m)

Double glazed window to rear aspect, radiator, fitted carpet.

Bedroom 3

7' 9" x 7' 7" (2.36m x 2.31m)

Double glazed window to front aspect, radiator, fitted carpet.

Bathroom

Double glazed window to rear aspect, radiator, paneled bath, wash hand basin, wc, laminate floor, tiled walls.

Exterior

Front Garden

To the front of the property is a driveway, garage.

Rear Garden

To the rear of the property is a patio area, lawn area, shed, mature shrubs.





view this property online williamhbrown.co.uk/Property/BRX109537



welcome to

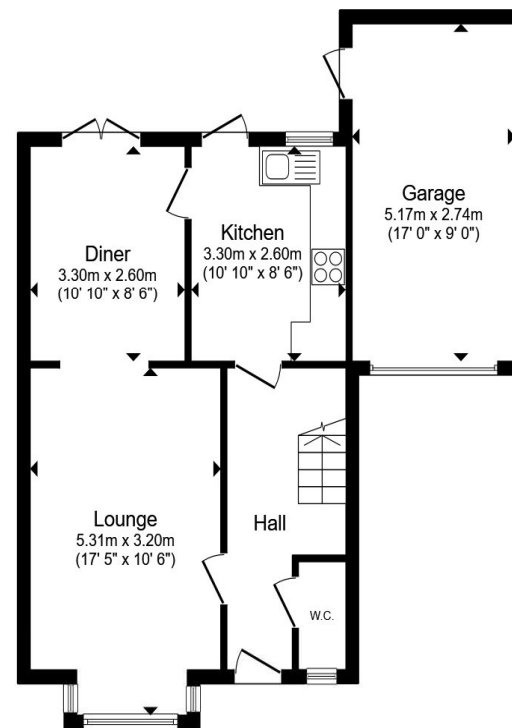
Waltham Gate, Waltham Cross

- Detached family home
- Chain free
- Three bedrooms
- Drive and garage
- Two reception rooms

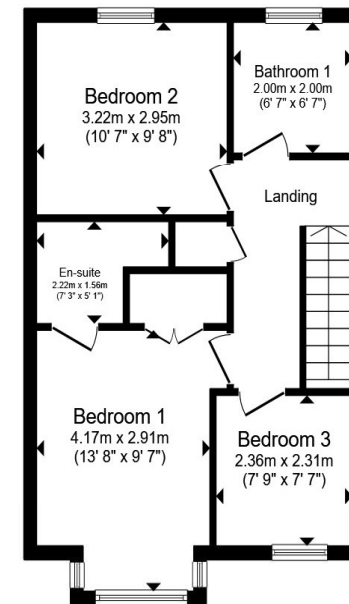
Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

£525,000



Ground Floor



First Floor

Total floor area 102.1 m² (1,099 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online williamhbrown.co.uk/Property/BRX109537



Property Ref:
BRX109537 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01992 464174



Broxbourne@williamhbrown.co.uk



47 High Road, BROXBOURNE, Hertfordshire,
EN10 7HX



williamhbrown.co.uk



Waltham Gate, Waltham Cross EN8 0XN

welcome to

Waltham Gate, Waltham Cross

William H Brown are pleased to bring to the market this charming, chain free detached (linked only by a garage) three bedroom family home situated in a popular residential location. An early viewing is a must!

Accommodation Comprises Of:

Entrance Hall

Stairs to first floor, radiator.

Cloakroom

Double glazed window to front aspect, wash hand basin, tiled floor, tiled walls, wc, radiator.

Lounge

17' 5" max x 10' 6" max (5.31m max x 3.20m max)

Double glazed bay window to front aspect, radiator, fireplace, laminate floor.

Dining Room

10' 10" x 8' 6" (3.30m x 2.59m)

patio doors, radiator, laminate floor.

Kitchen

10' 10" x 8' 6" (3.30m x 2.59m)

Double glazed window to rear aspect, double glazed door to rear aspect, a range of wall and base units with complimenting worktops, radiator, integrated oven, induction hob, extractor fan, plumbing for washing machine, integrated dishwasher, integrated fridge freezer, part tiled walls, tiled floor.

Landing

Storage cupboard, radiator.

Bedroom 1

13' 8" max x 9' 7" max (4.17m max x 2.92m max)

Double glazed bay window to front aspect, radiator, fitted wardrobe, fitted carpet.

En-Suite

Radiator, shower cubicle, tiled walls, laminate floor, wc, wash hand basin.

Bedroom 2

10' 7" x 9' 8" (3.23m x 2.95m)

Double glazed window to rear aspect, radiator, fitted carpet.

Bedroom 3

7' 9" x 7' 7" (2.36m x 2.31m)

Double glazed window to front aspect, radiator, fitted carpet.

Bathroom

Double glazed window to rear aspect, radiator, paneled bath, wash hand basin, wc, laminate floor, tiled walls.

Exterior

Front Garden

To the front of the property is a driveway, garage.

Rear Garden

To the rear of the property is a patio area, lawn area, shed, mature shrubs.





view this property online williamhbrown.co.uk/Property/BRX109537



welcome to

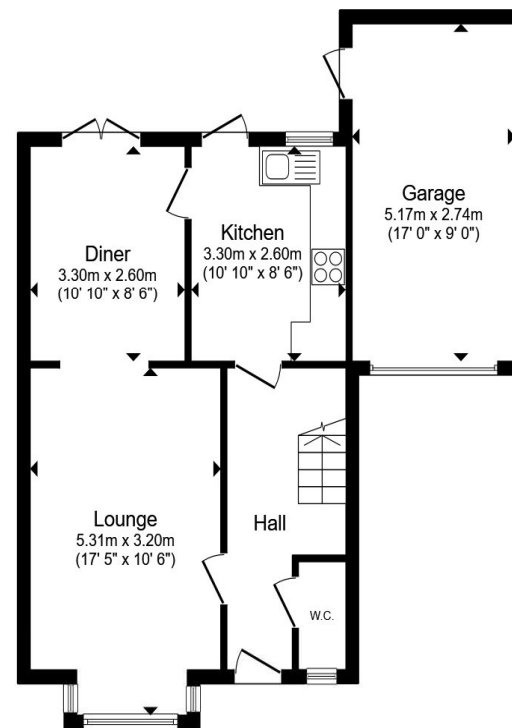
Waltham Gate, Waltham Cross

- Detached family home
- Chain free
- Three bedrooms
- Drive and garage
- Two reception rooms

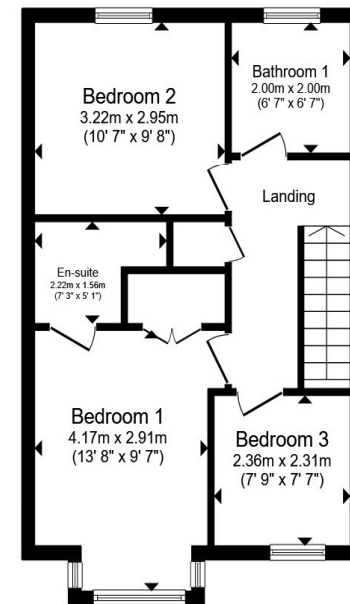
Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

£525,000



Ground Floor



First Floor

Total floor area 102.1 m² (1,099 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online williamhbrown.co.uk/Property/BRX109537



Property Ref:
BRX109537 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01992 464174



Broxbourne@williamhbrown.co.uk



47 High Road, BROXBOURNE, Hertfordshire,
EN10 7HX



williamhbrown.co.uk



Waltham Gate, Waltham Cross EN8 0XN

welcome to

Waltham Gate, Waltham Cross

William H Brown are pleased to bring to the market this charming, chain free detached (linked only by a garage) three bedroom family home situated in a popular residential location. An early viewing is a must!

Accommodation Comprises Of:

Entrance Hall

Stairs to first floor, radiator.

Cloakroom

Double glazed window to front aspect, wash hand basin, tiled floor, tiled walls, wc, radiator.

Lounge

17' 5" max x 10' 6" max (5.31m max x 3.20m max)

Double glazed bay window to front aspect, radiator, fireplace, laminate floor.

Dining Room

10' 10" x 8' 6" (3.30m x 2.59m)

patio doors, radiator, laminate floor.

Kitchen

10' 10" x 8' 6" (3.30m x 2.59m)

Double glazed window to rear aspect, double glazed door to rear aspect, a range of wall and base units with complimenting worktops, radiator, integrated oven, induction hob, extractor fan, plumbing for washing machine, integrated dishwasher, integrated fridge freezer, part tiled walls, tiled floor.

Landing

Storage cupboard, radiator.

Bedroom 1

13' 8" max x 9' 7" max (4.17m max x 2.92m max)

Double glazed bay window to front aspect, radiator, fitted wardrobe, fitted carpet.

En-Suite

Radiator, shower cubicle, tiled walls, laminate floor, wc, wash hand basin.

Bedroom 2

10' 7" x 9' 8" (3.23m x 2.95m)

Double glazed window to rear aspect, radiator, fitted carpet.

Bedroom 3

7' 9" x 7' 7" (2.36m x 2.31m)

Double glazed window to front aspect, radiator, fitted carpet.

Bathroom

Double glazed window to rear aspect, radiator, paneled bath, wash hand basin, wc, laminate floor, tiled walls.

Exterior

Front Garden

To the front of the property is a driveway, garage.

Rear Garden

To the rear of the property is a patio area, lawn area, shed, mature shrubs.





view this property online williamhbrown.co.uk/Property/BRX109537



welcome to

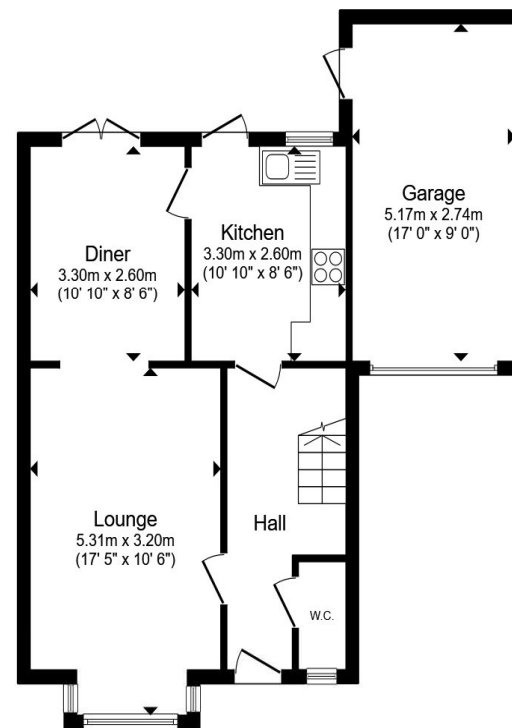
Waltham Gate, Waltham Cross

- Detached family home
- Chain free
- Three bedrooms
- Drive and garage
- Two reception rooms

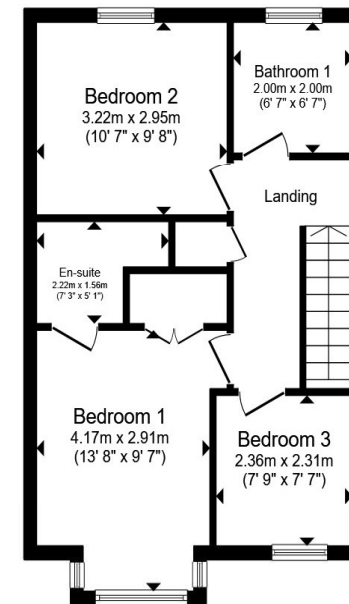
Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

£525,000



Ground Floor



First Floor

Total floor area 102.1 m² (1,099 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online williamhbrown.co.uk/Property/BRX109537



Property Ref:
BRX109537 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01992 464174



Broxbourne@williamhbrown.co.uk



47 High Road, BROXBOURNE, Hertfordshire,
EN10 7HX



williamhbrown.co.uk



Waltham Gate, Waltham Cross EN8 0XN

welcome to

Waltham Gate, Waltham Cross

William H Brown are pleased to bring to the market this charming, chain free detached (linked only by a garage) three bedroom family home situated in a popular residential location. An early viewing is a must!

Accommodation Comprises Of:

Entrance Hall

Stairs to first floor, radiator.

Cloakroom

Double glazed window to front aspect, wash hand basin, tiled floor, tiled walls, wc, radiator.

Lounge

17' 5" max x 10' 6" max (5.31m max x 3.20m max)

Double glazed bay window to front aspect, radiator, fireplace, laminate floor.

Dining Room

10' 10" x 8' 6" (3.30m x 2.59m)

patio doors, radiator, laminate floor.

Kitchen

10' 10" x 8' 6" (3.30m x 2.59m)

Double glazed window to rear aspect, double glazed door to rear aspect, a range of wall and base units with complimenting worktops, radiator, integrated oven, induction hob, extractor fan, plumbing for washing machine, integrated dishwasher, integrated fridge freezer, part tiled walls, tiled floor.

Landing

Storage cupboard, radiator.

Bedroom 1

13' 8" max x 9' 7" max (4.17m max x 2.92m max)

Double glazed bay window to front aspect, radiator, fitted wardrobe, fitted carpet.

En-Suite

Radiator, shower cubicle, tiled walls, laminate floor, wc, wash hand basin.

Bedroom 2

10' 7" x 9' 8" (3.23m x 2.95m)

Double glazed window to rear aspect, radiator, fitted carpet.

Bedroom 3

7' 9" x 7' 7" (2.36m x 2.31m)

Double glazed window to front aspect, radiator, fitted carpet.

Bathroom

Double glazed window to rear aspect, radiator, paneled bath, wash hand basin, wc, laminate floor, tiled walls.

Exterior

Front Garden

To the front of the property is a driveway, garage.

Rear Garden

To the rear of the property is a patio area, lawn area, shed, mature shrubs.





view this property online williamhbrown.co.uk/Property/BRX109537



welcome to

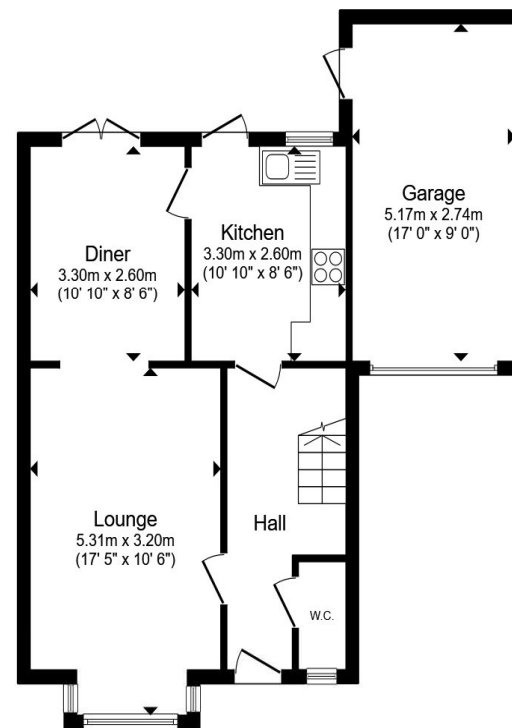
Waltham Gate, Waltham Cross

- Detached family home
- Chain free
- Three bedrooms
- Drive and garage
- Two reception rooms

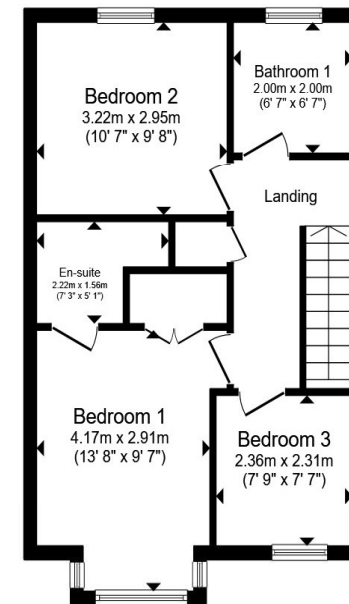
Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

£525,000



Ground Floor



First Floor

Total floor area 102.1 m² (1,099 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online williamhbrown.co.uk/Property/BRX109537



Property Ref:
BRX109537 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01992 464174



Broxbourne@williamhbrown.co.uk



47 High Road, BROXBOURNE, Hertfordshire,
EN10 7HX



williamhbrown.co.uk



Waltham Gate, Waltham Cross EN8 0XN

welcome to

Waltham Gate, Waltham Cross

William H Brown are pleased to bring to the market this charming, chain free detached (linked only by a garage) three bedroom family home situated in a popular residential location. An early viewing is a must!

Accommodation Comprises Of:

Entrance Hall

Stairs to first floor, radiator.

Cloakroom

Double glazed window to front aspect, wash hand basin, tiled floor, tiled walls, wc, radiator.

Lounge

17' 5" max x 10' 6" max (5.31m max x 3.20m max)

Double glazed bay window to front aspect, radiator, fireplace, laminate floor.

Dining Room

10' 10" x 8' 6" (3.30m x 2.59m)

patio doors, radiator, laminate floor.

Kitchen

10' 10" x 8' 6" (3.30m x 2.59m)

Double glazed window to rear aspect, double glazed door to rear aspect, a range of wall and base units with complimenting worktops, radiator, integrated oven, induction hob, extractor fan, plumbing for washing machine, integrated dishwasher, integrated fridge freezer, part tiled walls, tiled floor.

Landing

Storage cupboard, radiator.

Bedroom 1

13' 8" max x 9' 7" max (4.17m max x 2.92m max)

Double glazed bay window to front aspect, radiator, fitted wardrobe, fitted carpet.

En-Suite

Radiator, shower cubicle, tiled walls, laminate floor, wc, wash hand basin.

Bedroom 2

10' 7" x 9' 8" (3.23m x 2.95m)

Double glazed window to rear aspect, radiator, fitted carpet.

Bedroom 3

7' 9" x 7' 7" (2.36m x 2.31m)

Double glazed window to front aspect, radiator, fitted carpet.

Bathroom

Double glazed window to rear aspect, radiator, paneled bath, wash hand basin, wc, laminate floor, tiled walls.

Exterior

Front Garden

To the front of the property is a driveway, garage.

Rear Garden

To the rear of the property is a patio area, lawn area, shed, mature shrubs.





view this property online williamhbrown.co.uk/Property/BRX109537



welcome to

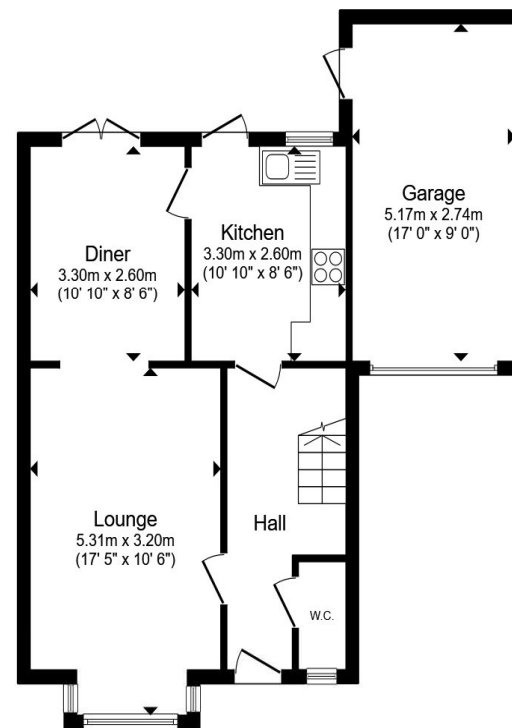
Waltham Gate, Waltham Cross

- Detached family home
- Chain free
- Three bedrooms
- Drive and garage
- Two reception rooms

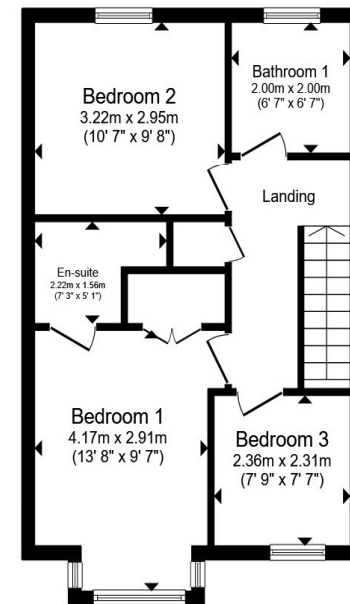
Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

£525,000



Ground Floor



First Floor

Total floor area 102.1 m² (1,099 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online williamhbrown.co.uk/Property/BRX109537



Property Ref:
BRX109537 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01992 464174



Broxbourne@williamhbrown.co.uk



47 High Road, BROXBOURNE, Hertfordshire,
EN10 7HX



williamhbrown.co.uk